



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2304900
Applicant Name: Doug Hannam
Address of Proposal: 1700 I North 122nd Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 11,237 sq. ft., B) 7,544.9 sq. ft., C) 7,201.9 sq. ft.; and D) 7,200 sq. ft. Existing structure (chicken coop shed) to be removed.

The following approval is required:

Short Subdivision – to create four parcels of land (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 72,622 square foot (sq. ft.) project site is located in a Single Family residential zone with a minimum lot size of 7,200 square feet (SF 7200), located in the Haller Lake area of Seattle. The parcel is located on the northeastern side of the intersection of Densmore Avenue North and North 122nd Street, with approximately 24.4' of street frontage. There is an existing storage shed (chicken coop) on the site. The subject lot is relatively flat. North 122nd Street is a paved roadway with no sidewalks, curbs and gutters on both sides of the street. It is not located within

any identified or designated Environmentally Critical Areas (ECA). This street is classified as an Arterial Street, pursuant to SMC Chapter 23.53. Surrounding properties and blocks are also zoned SF 7200. Development in the area consists of a variety of one and two-story single-family houses of varying age and architectural style on a variety of lot sizes, consistent with the zoning designations.

Proposal

The proposal is to subdivide one parcel of land into four (4) lots. Proposed lot areas are indicated in the summary above. Parcel A will have direct vehicular access off of North 122nd Street and Parcels B, C and D would have vehicle access from a 20' wide easement across Parcels A, B, C and D. The existing storage shed (chicken coop) will be demolished.

The subject of this analysis and decision is only the proposed division of land.

Public Comment

During the public comment period which ended August 27, 2003. DPD received one (1) written comment related to potential construction impacts to trees near the subject site's northernmost property line.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from Department of Planning and Development (DPD), Water (SWD), Fire Departments (SFD), Seattle City Light, and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent

with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of the majority of the existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the final recording forms for approval, and any necessary fees.
3. Insert the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008".
4. Add the conditions of approval to the face of the plat.
5. A no-protest agreement for future improvements to North 122nd Street shall be signed and recorded with the King County Department of Records and Elections.
6. A joint use and maintenance agreement for the 20' wide easement must be provided with the final recording documents
7. On the face of the plat, provide an easement or covenant on Parcel A to allow for the proper display of addresses for Parcels B, C and D.
8. Specify the location, description and removal of all trees at least 6" in diameter measured 4.5' above the ground, with the correct species indicated on the face of the plat.

9. Identify all trees (27" diameter Western White pine on the north corner of Parcel C and the Western White pine on the neighbor's property near the southernmost property line of Parcel D) that require tree protection on the face of the plat
10. Identify the 9'x10' proposed fire hydrant location on Parcel B on the face of the plat.
11. The following Seattle Fire Department condition shall be shown on the face of the final mylar: "Hammerhead turnaround and new fire hydrant installation must be installed prior to final approval of any future residences. New hydrant must have the ability to flow 1000 gpm at 20 psi residual pressure per SFD Administrative Ruling 9.1."
12. Include a 20' wide utility easement for water main extension installation from North 122nd Street per Water Availability Certificate (WAC) #2003-0891 on the final short subdivision.

Prior to the Individual Transfer or Sale of Lots

1. Legally demolish or remove the existing structure (shed) prior to sale, purchase, or other ownership transfer of any of the parcels.

After Recording and Prior to Issuance of Any Building Permits

The owner(s) and/or responsible party(s) shall:

1. Attach a copy of the recorded short subdivision to all copies of future building permit application plans.
2. Attach a copy of the approved drainage plan to all copies of future building permit application plans.
3. Attach a copy of the approved tree protection landscape plan prepared by a tree care professional per SMC 25.11.060. Final design must be reviewed by City of Seattle Forester prior to final approval.
4. Attach a copy of the approved water main extension plans to all copies of future building permit application plans.

Prior to Final Approval or Certificate of Occupancy

1. A street address sign shall be erected in front of the easement road that shall show addresses for the lots having access on the subject easement roadway.

Signature: (signature on file) Date: December 25, 2003
Tamara Garrett, Land Use Planner
Department of Planning and Development
Land Use Services